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*Attorneys for Plaintiff*

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

WELLS FARGO BANK, N.A. AS  
TRUSTEE FOR WAMU MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2005-PR4 TRUST,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a  
Nevada limited liability company;  
ALIANTE MASTER ASSOCIATION, a  
Nevada non-profit corporation; VIKKI  
MONTROYA, an individual.

Defendants.

CASE NO. 2:17-CV-00606-APG-NJK

**STIPULATION AND ORDER TO  
DISMISS WITH PREJUDICE**

Pursuant to Local Rules LR IA 6-1 and LR 26-4,, Plaintiff Wells Fargo Bank, N.A. as Trustee for WAMU Mortgage Pass-Through Certificates, Series 2005-PR4 Trust ("Wells Fargo"), Defendant SFR Investments Pool 1, LLC ("SFR") and Defendant Aliante Master Association ("Aliante"), through their respective attorneys, stipulate as follows:

1           1.       This action concerns title to real property commonly known as 3817  
2 Ricebird Way, North Las Vegas, Nevada (the "Property") following a homeowner's  
3 association foreclosure sale conducted on August 16, 2013, with respect to the  
4 Property.

5           2.       As it relates to the Parties, a dispute arose regarding that certain Deed  
6 of Trust recorded against the Property in the Official Records of Clark County,  
7 Nevada as Instrument Number 20051013-0005599 (the "Deed of Trust"), and in  
8 particular, whether the Deed of Trust continues to encumber the Property.

9           3.       The Parties have resolved all of their claims and disputes, and  
10 stipulate and agree to the dismissal of all claims among them with prejudice, with  
11 each party to bear its own costs and fees.

12           4.       The Parties further stipulate and agree that the Lis Pendens recorded  
13 against the Property in the Official Records of Clark County, Nevada, as  
14 Instruments Number 20170411-0002489 be, and the same hereby is, EXPUNGED.

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5. The Parties further stipulate and agree that a copy of this Stipulation and Order related to Case No. 2:17-CV-00606-APG-NJK may be recorded with the Clark County Recorder.

Dated: September 20, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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*Attorney for Aliante Master Association*

IT IS SO ORDERED:

  
UNITED STATES DISTRICT JUDGE  
Dated: September 20, 2018.